004.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,039,500	/	1,039,500
USE VALUE:	1,039,500	/	1,039,500
ASSESSED:	1,039,500	/	1,039,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZACHARAKIS GEORGE & DEMETRA/ T
Owner 2:	34-36 BROOKS AVENUE REALTY TR
Owner 3:	
Street 1:	27 WASHINGTON AVE
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	ZACHARAKIS DEMETRA -
Owner 2:	-
Street 1:	27 WASHINGTON AVE
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2666 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5563.000	570,000		469,500	1,039,500
Total Card	0.128	570,000		469,500	1,039,500
Total Parcel	0.128	570,000		469,500	1,039,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.91 | /Parcel: 389.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3640

GIS Ref

GIS Ref

Insp Date 11/04/17

!389!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	570,000	0	5,563.	469,500	1,039,500		Year end	12/23/2021
2021	104	FV	544,600	0	5,563.	469,500	1,014,100		Year End Roll	12/10/2020
2020	104	FV	544,900	0	5,563.	469,500	1,014,400	1,014,400	Year End Roll	12/18/2019
2019	104	FV	404,100	0	5,563.	498,900	903,000	903,000	Year End Roll	1/3/2019
2018	104	FV	404,100	4000	5,563.	363,900	772,000	772,000	Year End Roll	12/20/2017
2017	104	FV	379,300	4000	5,563.	316,900	700,200	700,200	Year End Roll	1/3/2017
2016	104	FV	379,300	4000	5,563.	270,000	653,300	653,300	Year End	1/4/2016
2015	104	FV	338,700	4000	5,563.	264,100	606,800	606,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:27:12

LAST REV

Date	Time
11/09/20	09:26:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 389

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZACHARAKIS DEME	75908-224	1	10/16/2020	Convenience	10	No	No		
	12500-630		8/15/1973		46,000	No	No		Peter Zacharakis dod 8/10/2007

USER DEFINED

Prior Id # 1:	3640
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5563		Sq. Ft.	Site		0	80.	1.05	1									469,513						469,500	

Total AC/HA:	0.12771	Total SF/SM:	5563	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	469,513	Spl Credit		Total:	469,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09378695
Const Adj.:	0.97029907
Adj $ / SQ:	191.034
Other Features:	127500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700248
Depreciation:	130246
Depreciated Total:	570002

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

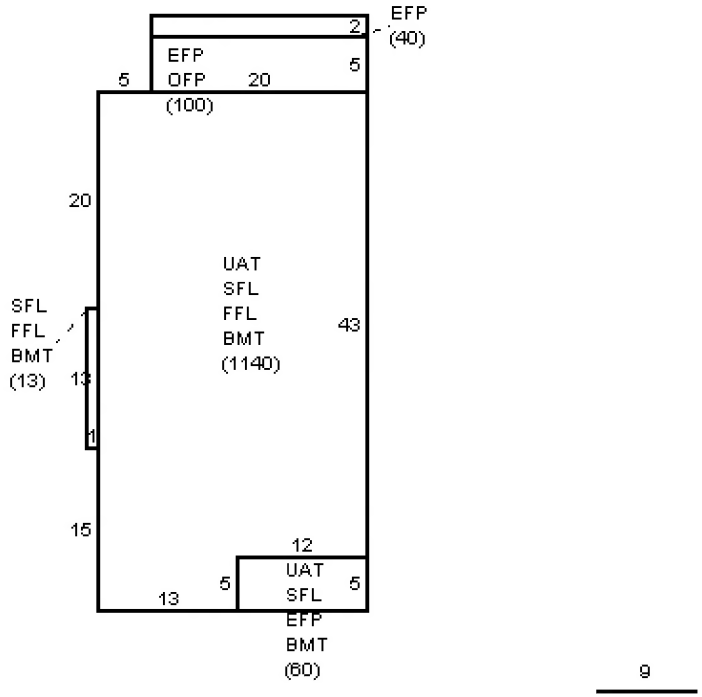
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.03
Special Features:	0	Val/Su Net:	136.40
Final Total:	570000	Val/Su SzAd	240.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,213	57.310	69,517
SFL	Second Floor	1,213	191.030	231,724
FFL	First Floor	1,153	191.030	220,262
UAT	Upper Attic	300	133.720	40,117
EFP	Enclos Porch	200	39.620	7,925
OFP	Open Porch	100	32.020	3,202

Net Sketched Area:	4,179	Total:	572,747

Size Ad	2366	Gross Area	5079	FinArea	2666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	